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Building Division
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DOUGLAS COUNTY ADMINISTRATIVE HEARING PANEL

MINUTES OF THE MARCH 10, 2016 MEETING

I. Call to Order.

Meeting was called to order at 2:05 pm by Valarie Nunes, Community Development Plans Examiner and it was determined a quorum was present.

Administrative Hearing Panel members present: Heather Anderson, Planner, Planning Division, Erik Nilssen, County Engineer, Engineering Division, and Valarie Nunes, Building Plans Examiner, Building Division

Staff members present: Lucille Rao, Case Planner and Natalia Moore, Civil Engineering Plans Examiner

Public Comment:

No public comment; public comment closed.

II. Public Hearing - Discussion and Possible Action.

For possible action. Discussion of Land Division Application (LDA) 16-003, a request for a Tentative Parcel Map to divide a 23.448-acre parcel into two parcels. Parcel 1 is proposed to be 13.081 acres and Parcel 2 is proposed to be 10.367 acres. The subject property is located at 1516 Chance Road in the RA-10 (Rural Agriculture, 10-acre minimum parcel size) zoning district in the East Valley community plan. The applicant is Jeff Jarboe of Bently Enterprises, LLC. APN 1320-27-002-008.

Case Planner:	Lucille Rao (775) 782-6218	lrao@douglasnv.us
Case Engineer:	Natalia Moore (775) 783-6421	nmoore@douglasnv.us

Ms. Nunes asked staff if any changes had been made.

Ms. Rao and Mr. Nilssen stated no changes.

Ms. Nunes asked the panel if there were any public comment received. Ms. Rao stated not public comment had been received.

Ms. Nunes stated that staff is recommending approval of the project and asked if there were any questions or comments; there were none.

Ms. Nunes opened the meeting for public comment.

Applicant representative, Rick Byrem of Resource Concepts Inc. stated he needed clarification on the comments made regarding road right-of-ways. Mr. Nilssen replied the county has accepted those roads for maintenance. Somehow they were brought to the county for maintenance without ever being a dedicated right-of-way. They are in an easement but since we are currently maintaining them, then we do need to have them dedicated as right-of-way. Mr. Byrem asked to be clear that is all three roads Buckeye, Chance and Orchard. Mr. Nilssen replied correct. Mr. Byrem wanted to make sure that when we dedicate the right-of-way, the stipulation is it has to be 30 feet from the center of Orchard Road and 40 feet from Buckeye. There is an existing 60 feet access, utility and drainage easement that has been in place for some time. That will still be remaining so he is assuming it will cover the requirement for the 7 ½ foot public utility easement. Mr. Nilssen stated the easement dimensions will not change, what will happen is a portion of the right-of-way will then consume the easement. Mr. Byrem said those were the only questions he had and that he had not reworked the acreage. The final map will have a slight change in configuration then this. He thinks they probably have close to the 3 acres to cover what's absorbed in this line, if not we will have to modify. The intent was the lot line will be going down the center of the ditch but if he needs to move it he's going to keep it parallel to where it is. He hasn't done that map but doesn't see a problem.

Mr. Nilssen asked that the existing ditch has an existing easement over the top. Mr. Byrem replied that is correct. Mr. Byrem also saw one requirement that they will need to make an application to the WCAC, Water Conveyance Committee and they will do that and have that in hand before they come back for the final. Mr. Byrem said the ditch now is used to irrigate these two parcels. Mr. Nilssen said that may be up for discussion and may depend on the additional road right-of-way on irrigation ditches adjacent to Buckeye or Orchard if that will need to be visited by Water Conveyance. Mr. Byrem said they will probably run it by them to make sure everyone's bases are covered. He was sure the Bently's would want to do that. He then stated those were the only questions he had to discuss and he was here to answer questions.

Mr. Nilssen, Ms. Rao and Ms. Nunes all said they had no further questions.

Ms. Nunes asked for any additional public comment; there were none.

PUBLIC COMMENT

Ms. Nunes then asked for public comment. John Milazzo from 1638 Broken Bow said he was curious about zoning. Ms. Rao commented that the zoning will not be changing it is staying the same. They are dividing the parcel into two parcels and the zoning will not be changing at this moment. All it is is a Land Division. One 23.448 acre parcel is being divided into one 13.081 and one 10.367 acres parcels, which might change as Mr. Byrem stated by just a little bit because of the right-of-ways. Mr. Milazzo stated, ok and he just wanted to make sure it wasn't going to turn into a Disneyland resort. Ms. Rao stated he would be noticed if anything were to occur and change. Mr. Milazzo stated ok he just didn't know.

Ms. Nunes asked for any additional public comment; there were none

Ms. Nunes asked for any further comment from the panel; there were none.

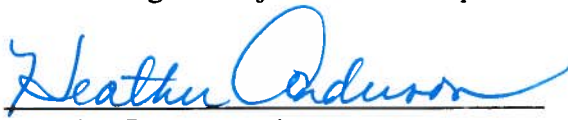
Ms Nunes opened the meeting to further discussion between the panel members; there were none.

Ms. Anderson made a motion to approve LDA 16-003, for Jeff Jarboe representing Bently Enterprises LLC, a Tentative Parcel Map to divide a 23.448-acre parcel into two parcels. Parcel 1 being 13.081 acres and Parcel 2 being 10.367 acres. Based on the finding and conclusions on the staff report accepted recommending conditions.

A second was made by Mr. Nilssen; motion carried unanimously.

III. Adjournment.

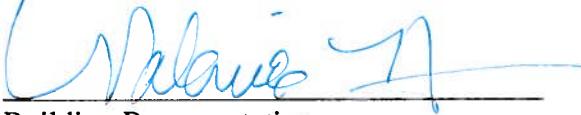
The meeting was adjourned at 2:13 p.m.



Planning Representative



Engineering Representative



Building Representative